

Richard J. Daley, Jr., Chairman  
Herbert F. Foster, Jr.

Orsola Susan Fontano  
Salvatore Querusio  
Richard Rossetti  
Marlene Smithers, (Alt.)  
T.F. Scott Darling, III, Esq., (Alt.)

### **AGENDA**

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, March 30, 2005**

### **DECISIONS 6:00 P.M. followed by New HEARINGS**

**22 Glen St.** Applicant: James V. Castellano, Owner: Rosalie Dufour. The Applicant seeks variances from minimum lot size (§8.5.A), minimum landscaped area (§8.5.D) and minimum side yard setback (§8.5.H) to demolish a garage to construct a two-family dwelling. RB zone. ***HF made a motion to approve the new plans submitted to the Board to construct a one family dwelling, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR, motion approved.***

**405 Alewife Brook Parkway (former Conwell School)** Owner & Applicant, Conwell Capen, LLC, a wholly owned subsidiary of the Visiting Nurse Foundation, Inc., seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct ninety-five (95) residential units of housing within a four-story building. The Applicant is requesting waivers from lot area per dwelling unit, floor area ratio, building height and the number of dwelling units (§8.5.B, §8.5.E, and §8.5.F of the SZO). The Applicant also requests a special permit and a special permit with site plan review finding for the number of dwelling units (§7.11.1.3.f, §7.3 of the SZO), and a special permit for reduced parking requirements (§9.5.1.b). Residential B (RB) zoning district. ***The Board heard additional testimony and voted to continue the hearing to a special meeting dated April 6, 2005, Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue, at 6:00 p.m.***

**515 Somerville Ave.** Applicant: World Realty and Development; Owner: John Solomon, International Inc., Salvatore A. Paterna as President. The Applicant seeks a special permit with site plan review to demolish an existing factory building and construct three residential buildings with a total of thirty-nine (39) residential units and three (3) commercial units (SZO §7.11.1.c). The Applicant also seeks special permits for a shared parking arrangement (SZO §9.13.e) and for modification of parking design standards (SZO §9.13.b). The proposal is also subject to the affordable housing provisions of Article 13. BA zone. ***The Board voted to continue the hearing to a special meeting dated April 6, 2005, Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue, at 6:00 p.m., to allow new information to be submitted and considered.***

**49-51 Allen St.** Applicant: Allen Street, LLC; Owner: 49-51 Allen Street Trust. The Applicant seeks two Special Permits with Site Plan Review to construct 16 dwelling units (SZO §7.2 and SZO §7.3). This proposal is subject to the Inclusionary Housing requirements of SZO Article 13. RB zone ***The Board voted to allow the Applicant's request to continue the matter to April 13, 2005.***

**288-290 Beacon St.** Applicant: Alfred DiMamb, Owner: Jeanne Nevaras. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1), a variance from §9.4.2 for failure to provide the required parking, and a special permit for modification of parking design standards (§9.13.b) to construct a 2nd story with 4 one-bedroom units above an existing commercial structure. RC zone. ***The Board voted to allow the Applicant's request to continue the matter to April 13, 2005.***

**212 Elm St.** Applicant, Peter Romero, Owner, Paradigm Properties. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to add a kitchen exhaust vent to the rear of the building and a variance (SZO §9.4.1) for failure to provide 12 required parking spaces for a proposed pizza restaurant. CBD zone. ***The Board opened the matter and voted to approve the Applicant's request to continue the hearing to April 13, 2005.***

**212 Elm St.** Applicant, Andreas Romero, Owner, Paradigm Properties. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct new exit doors, alter existing window openings and construct a new metal canopy. CBD zone. ***The Board opened the matter and voted to approve the Applicant's request to continue the hearing to April 13, 2005.***

**212 Elm St.** Applicant, Peter Creyf, Owner, Paradigm Properties. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to add a kitchen exhaust vent to the rear of the building and a special permit (SZO §9.13.a) for failure to provide 4 required parking spaces for a proposed crepe restaurant. CBD. ***The Board opened the matter and voted to approve the Applicant's request to continue the hearing to April 13, 2005.***

**ZBA 3/30/05**